

## **Minutes of the Land Use and Development Committee**

The Land Use and Development Committee of the McLean County Board met on Thursday, March 1, 2007 at 4:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Vice-Chairman Segobiano, Members Caisley, Rackauskas, Baggett and Ahart

Members Absent: Chairman Gordon

Other Board Members Present: None

Staff Present: Mr. John Zeunik, County Administrator;  
Ms. Christine Northcutt, Recording Secretary,  
County Administrator's Office

Department Heads/  
Elected Officials  
Present: Mr. Phil Dick, Director, Building and Zoning

Others Present: Mr. Harry Hall

Vice Chairman Segobiano called the meeting to order at 4:47 p.m. Vice Chairman Segobiano stated that the first order of business is consideration of the February 1, 2007 minutes. Hearing no additions or corrections, he placed the minutes of the February 1, 2007 Land Use and Development Committee meeting on file as submitted.

Vice Chairman Segobiano presented the bills from February, 2007 which have been reviewed and recommended for transmittal to the Land Use and Development Committee by the County Auditor. The prepaid total and the fund total is \$35,534.17. He asked for a motion to approve the bills.

Motion by Caisley/Baggett to recommend approval of the February, 2007 bills as presented by the County Auditor. Motion carried.

Vice Chairman Segobiano stated that the first item for the Committee's consideration is an application by Mr. Harry Hall to approve a waiver of preliminary plan requirements and a three lot final subdivision plat for the Kickapoo Estates Subdivision which is located in Randolph Township immediately west of 1675 East Road and approximately 3/8 of a mile north of 700 North Road. He asked Mr. Phil Dick, Director, Building and Zoning to present this item to the Committee.

Mr. Dick informed the Committee that the lots on this proposed subdivision are just large enough to build three single families residences. The existing land use in this area is pasture and crop production. However, this area is not well suited for agricultural uses due to the fact that 60% of it exists in a flood plain of the little Kickapoo Creek. Mr. Dick noted that the County Health Department and the County Highway Department have signed off on this request and the Randolph Township Road Commissioner has signed the plat access certificate. Mr. Dick advised the Committee that he would be happy to answer any questions that the Committee may have.

Ms. Ahart asked if the proposed residences would be located in the flood plain. Mr. Dick responded that the proposed residences will be built east of the flood plain. Ms. Ahart asked if a flood plain area is designated based on a one hundred year flood. Mr. Dick responded that is correct.

Mr. Caisley asked how far this subdivision is from Crestwicke Subdivision. Mr. Harry Hall, applicant, responded that this proposed subdivision is approximately one mile south of Crestwicke Subdivision.

Vice Chairman Segobiano asked if there were any further questions or comments. Hearing none, he called for a motion.

Motion by Caisley/Ahart to recommend approval of an application by Mr. Harry Hall to approve a waiver of Preliminary Plan requirements and a three lot final subdivision plat for the Kickapoo Estates Subdivision which is located in Randolph Township immediately west of 1675 East Road and approximately 3/8 of a mile north of 700 North Road. Motion carried.

Mr. Segobiano asked if there were any further questions or comments. Mr. Hall asked if he could address the Committee. Vice Chairman Segobiano invited Mr. Hall to do so.

Minutes of the Land Use and Development Committee Meeting  
March 1, 2007  
Page Three

Mr. Hall informed the Committee that there are a number of properties throughout the County that are littered with inoperable vehicles and other miscellaneous junk. In particular, there is a home just north of Crestwicke North Subdivision which has been abandoned for several years and several inoperable vehicles and a trailer are parked on the property. There is also another property right off of Six-Points Road that has a very similar landscape. He asked the Committee if they would check into a possible resolution for these types of problems.

Vice Chairman Segobiano stated that he has spoken with Mr. Hall about this problem in the past. In addition, Mr. Segobiano has spoken with Mr. Dick about this continued problem. Ms. Rackauskas noted that the Department of Building and Zoning, in conjunction with Peoria County, made a presentation about this topic to this Committee a couple of years ago. Vice Chairman Segobiano informed Mr. Hall that the Committee will certainly take a further look into this subject in the near future.

Vice Chairman Segobiano asked if there were any other comments or questions from the Committee. Hearing none, he asked for a motion to adjourn.

Motion by Rackauskas/Ahart to adjourn at  
5:09 p.m. Motion carried.

Respectfully submitted,

Christine Northcutt  
Recording Secretary